HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: September 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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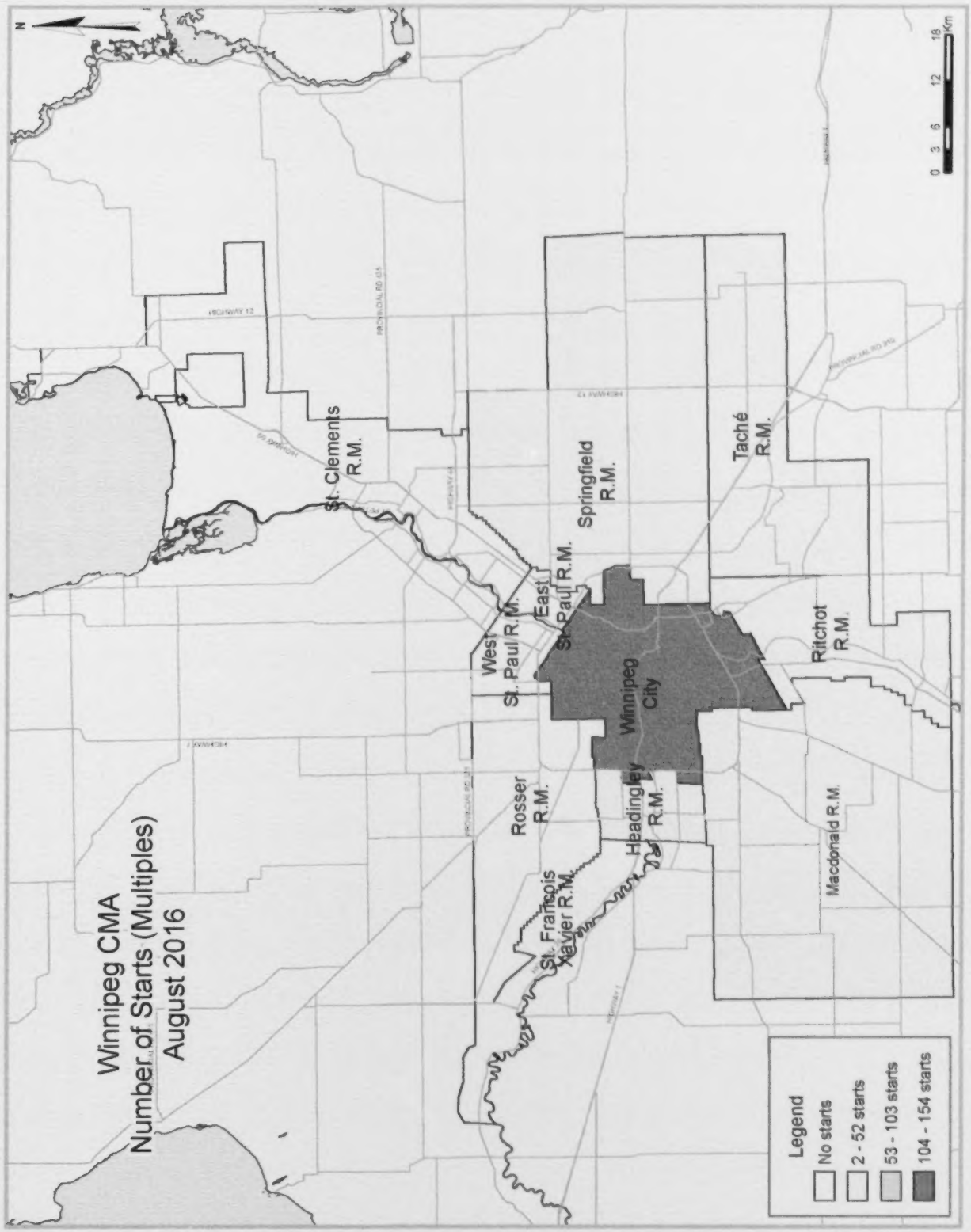
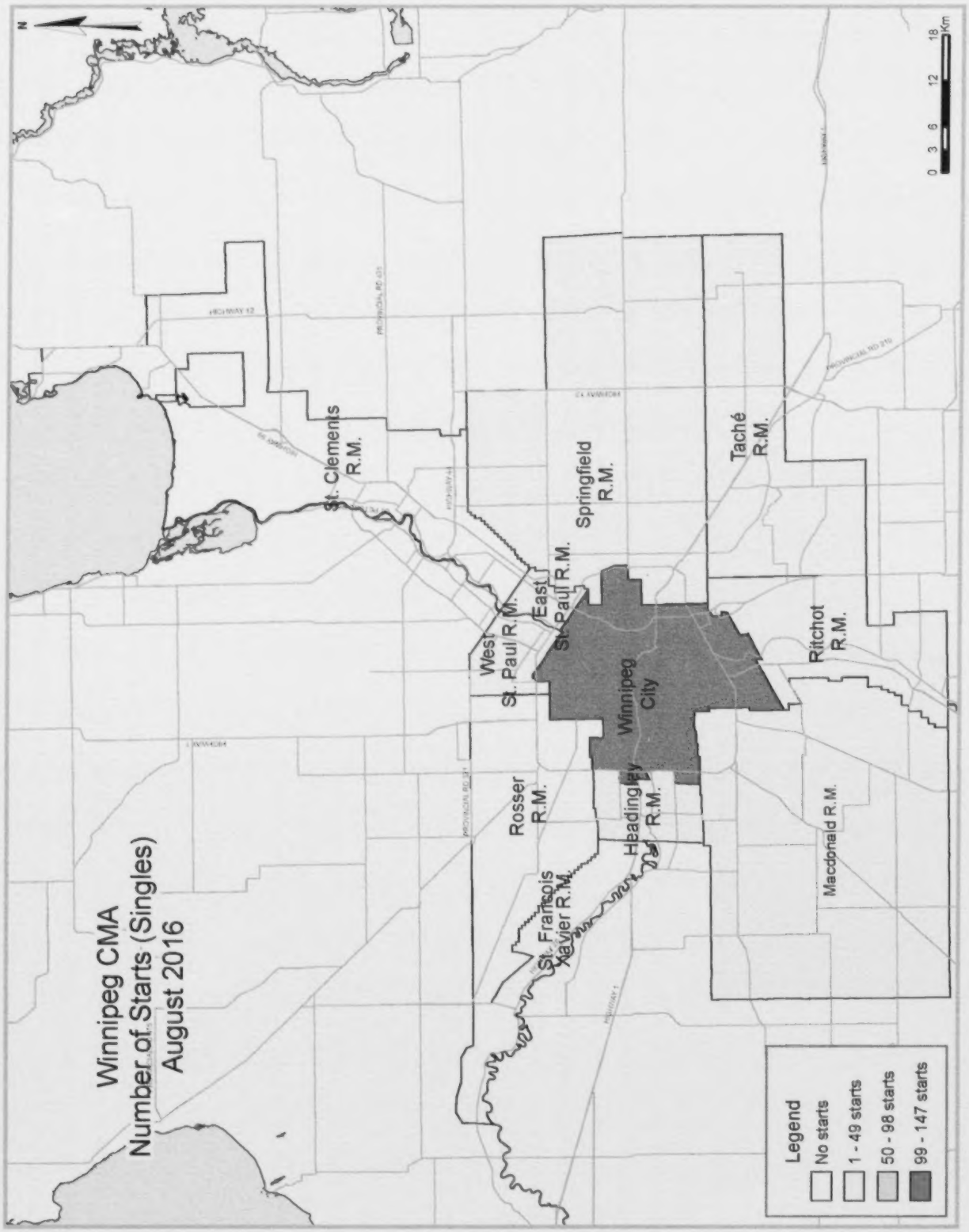
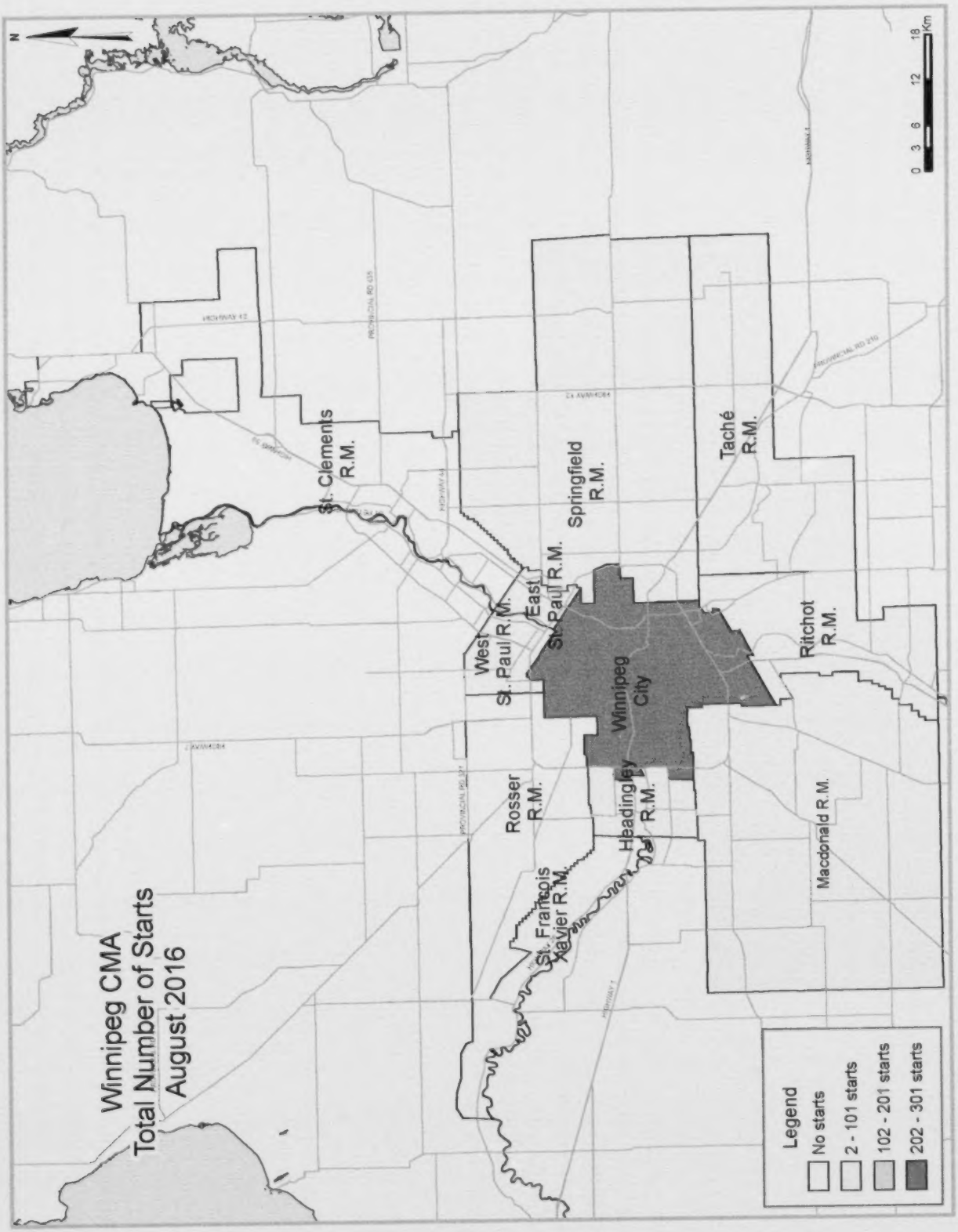
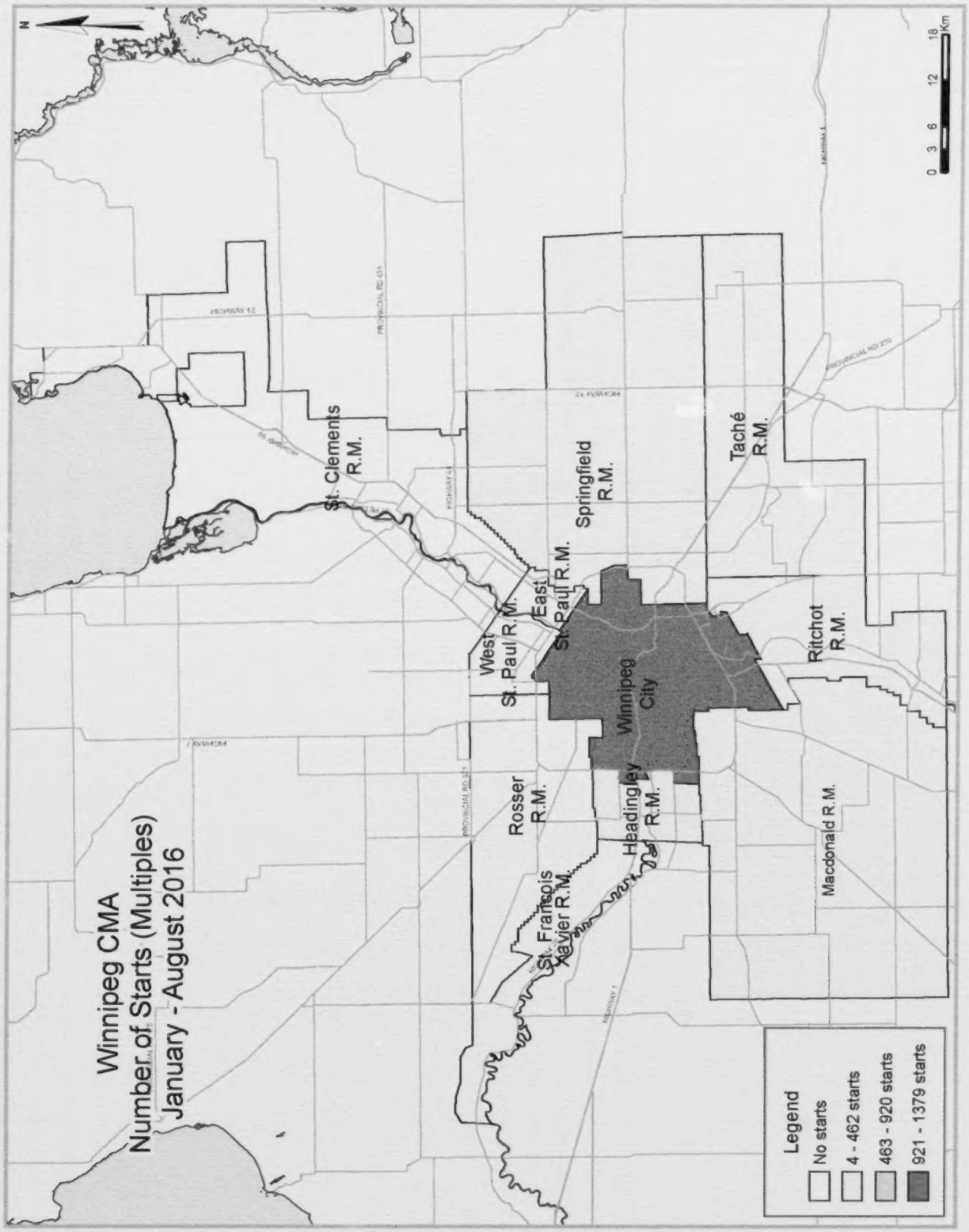
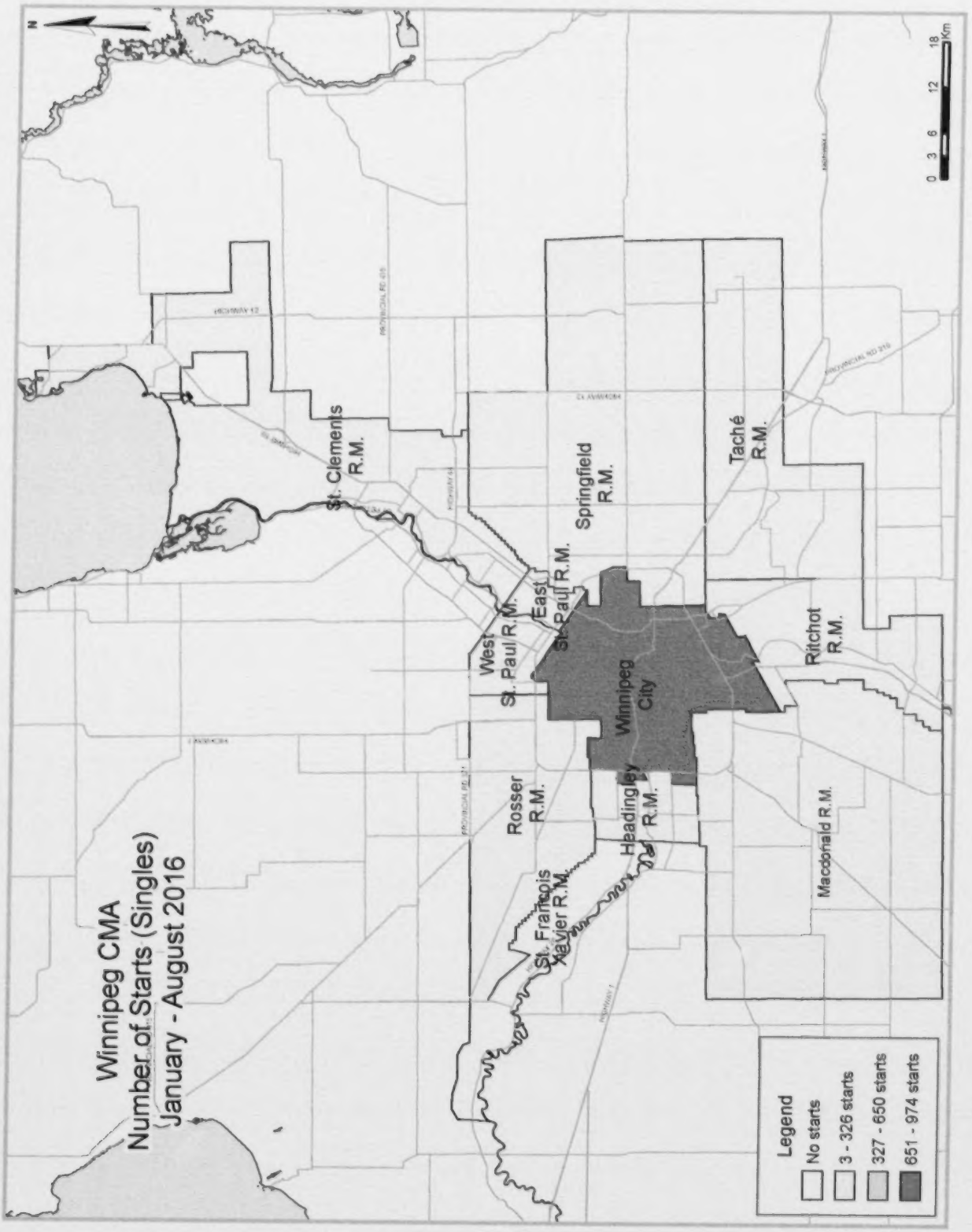
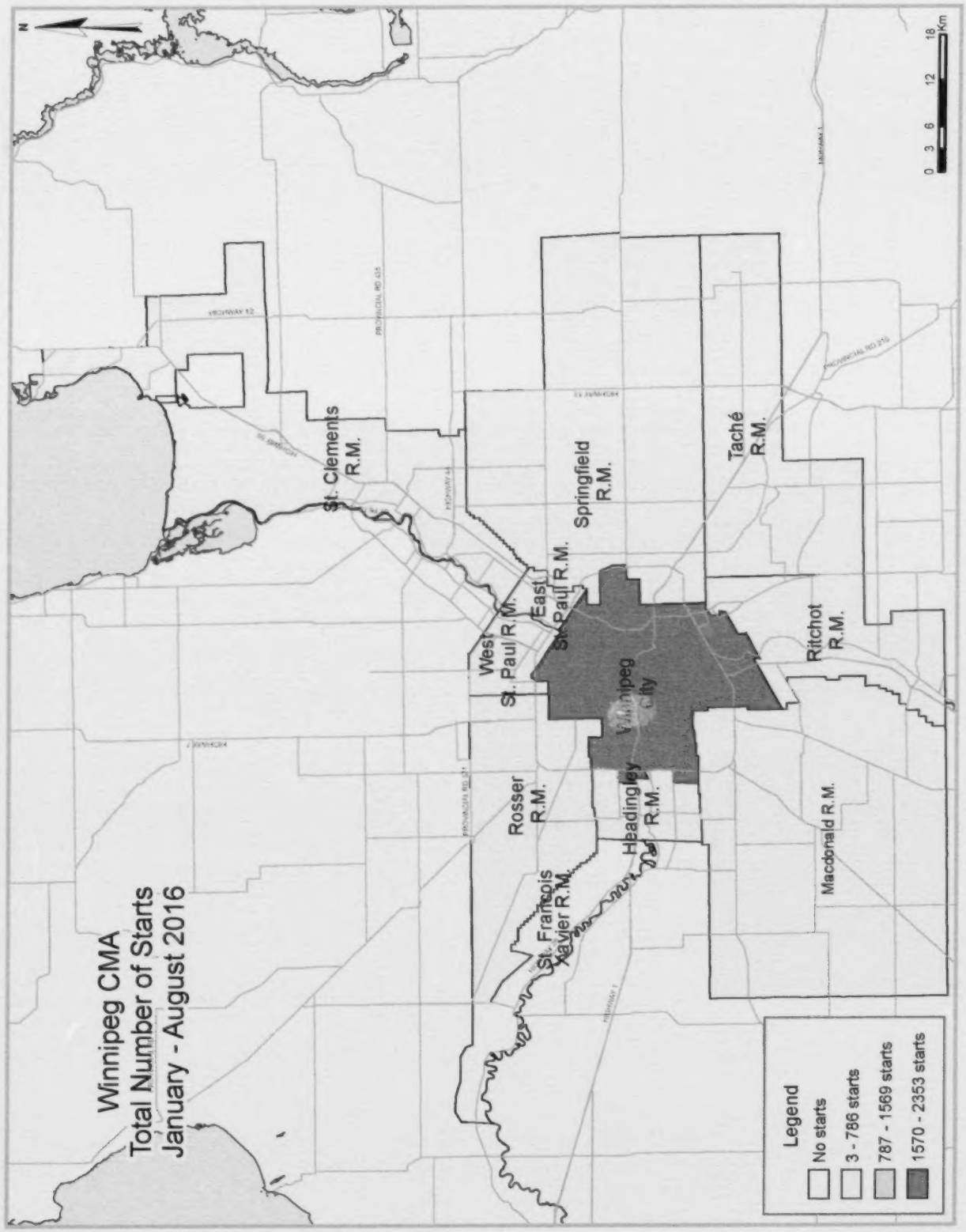

Winnipeg CMA
Number of Starts (Multiples)
August 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 52 starts
53 - 103 starts
104 - 154 starts


Winnipeg CMA
Number of Starts (Singles)
August 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 49 starts
50 - 98 starts
99 - 147 starts


Winnipeg CMA
Total Number of Starts
August 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 101 starts
102 - 201 starts
202 - 301 starts


Winnipeg CMA
Number of Starts (Multiples)
January - August 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 462 starts
463 - 920 starts
921 - 1379 starts


Winnipeg CMA
Number of Starts (Singles)
January - August 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 326 starts
327 - 650 starts
651 - 974 starts


Winnipeg CMA
Total Number of Starts
January - August 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 786 starts
787 - 1569 starts
1570 - 2353 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Winnipeg CMA[1]	July 2016	August 2016
Trend[2]	4,000	4,057
SAAR	6,364	4,065
	August 2015	August 2016
Actual		
August - Single-Detached	143	189
August - Multiples	224	179
August - Total	367	368
January to August - Single-Detached	1,095	1,206
January to August - Multiples	1,752	1,469
January to August - Total	2,847	2,675

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	189	12	0	0	70	69	7	21	368
August 2015	143	30	4	0	8	180	2	0	367
% Change	32.2	-60.0	-100.0	n/a	**	-61.7	**	n/a	0.3
Year-to-date 2016	1,203	124	7	3	233	337	86	682	2,675
Year-to-date 2015	1,095	126	4	0	191	486	108	837	2,847
% Change	9.9	-1.6	75.0	n/a	22.0	-30.7	-20.4	-18.5	-6.0
UNDER CONSTRUCTION									
August 2016	1,101	122	11	8	279	1,213	89	2,166	4,989
August 2015	1,055	116	8	0	358	1,624	80	1,363	4,604
% Change	4.4	5.2	37.5	n/a	-22.1	-25.3	11.3	58.9	8.4
COMPLETIONS									
August 2016	136	6	4	0	11	0	4	186	347
August 2015	155	2	0	0	25	84	0	24	290
% Change	-12.3	200.0	n/a	n/a	-56.0	-100.0	n/a	**	19.7
Year-to-date 2016	1,084	160	4	1	147	262	94	484	2,236
Year-to-date 2015	1,288	96	7	4	149	581	61	515	2,701
% Change	-15.8	66.7	-42.9	-75.0	-1.3	-54.9	54.1	-6.0	-17.2
COMPLETED & NOT ABSORBED									
August 2016	161	24	0	1	45	240	n/a	n/a	471
August 2015	245	30	6	2	63	228	n/a	n/a	574
% Change	-34.3	-20.0	-100.0	-50.0	-28.6	5.3	n/a	n/a	-17.9
ABSORBED									
August 2016	159	22	4	0	16	9	n/a	n/a	210
August 2015	162	13	0	0	29	115	n/a	n/a	319
% Change	-1.9	69.2	n/a	n/a	-44.8	-92.2	n/a	n/a	-34.2
Year-to-date 2016	1,168	172	7	2	189	404	n/a	n/a	1,942
Year-to-date 2015	1,278	67	1	4	163	480	n/a	n/a	1,993
% Change	-8.6	156.7	**	-50.0	16.0	-15.8	n/a	n/a	-2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
August 2016	147	6	0	0	58	69	0	21	301
August 2015	112	28	0	0	8	180	0	0	328
East St. Paul R.M.									
August 2016	2	0	0	0	0	0	0	0	2
August 2015	5	0	0	0	0	0	0	0	5
Headingley R.M.									
August 2016	6	0	0	0	0	0	7	0	13
August 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
August 2016	1	0	0	0	8	0	0	0	9
August 2015	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
August 2016	8	2	0	0	0	0	0	0	10
August 2015	0	2	0	0	0	0	0	0	2
Rosser R.M.									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2016	11	4	0	0	0	0	0	0	15
August 2015	3	0	0	0	0	0	2	0	5
Tache R.M.									
August 2016	8	0	0	0	4	0	0	0	12
August 2015	0	0	4	0	0	0	0	0	4
West St. Paul R.M.									
August 2016	6	0	0	0	0	0	0	0	6
August 2015	4	0	0	0	0	0	0	0	4
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2016	189	12	0	0	70	69	7	21	368
August 2015	143	30	4	0	8	180	2	0	367

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
August 2016	868	112	4	1	264	1,199	54	2,166	4,668
August 2015	778	112	4	0	358	1,580	72	1,363	4,267
East St. Paul R.M.									
August 2016	32	0	0	0	0	0	0	0	32
August 2015	42	0	0	0	0	0	0	0	42
Headingley R.M.									
August 2016	13	0	7	0	0	0	35	0	55
August 2015	10	0	0	0	0	0	0	0	10
MacDonald R.M.									
August 2016	30	0	0	7	8	0	0	0	45
August 2015	31	0	0	0	0	0	0	0	31
Ritchot R.M.									
August 2016	32	4	0	0	0	14	0	0	50
August 2015	24	2	0	0	0	44	6	0	76
Rosser R.M.									
August 2016	2	0	0	0	0	0	0	0	2
August 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2016	32	0	0	0	0	0	0	0	32
August 2015	45	0	0	0	0	0	0	0	45
St. Francois Xavier R.M.									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
August 2016	39	6	0	0	3	0	0	0	48
August 2015	40	2	0	0	0	0	2	0	44
Tache R.M.									
August 2016	22	0	0	0	4	0	0	0	26
August 2015	28	0	4	0	0	0	0	0	32
West St. Paul R.M.									
August 2016	31	0	0	0	0	0	0	0	31
August 2015	56	0	0	0	0	0	0	0	56
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2016	1,101	122	11	8	279	1,213	89	2,166	4,989
August 2015	1,055	116	8	0	358	1,624	80	1,363	4,604

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
August 2016	110	6	0	0	11	0	4	186	317
August 2015	117	2	0	0	25	84	0	24	252
East St. Paul R.M.									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	6	0	0	0	0	0	0	0	6
Headingley R.M.									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
August 2016	6	0	0	0	0	0	0	0	6
August 2015	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
August 2016	3	0	0	0	0	0	0	0	3
August 2015	1	0	0	0	0	0	0	0	1
Rosser R.M.									
August 2016	1	0	0	0	0	0	0	0	1
August 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2016	3	0	0	0	0	0	0	0	3
August 2015	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
August 2016	4	0	0	0	0	0	0	0	4
August 2015	6	0	0	0	0	0	0	0	6
Tache R.M.									
August 2016	1	0	4	0	0	0	0	0	5
August 2015	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
August 2016	3	0	0	0	0	0	0	0	3
August 2015	6	0	0	0	0	0	0	0	6
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2016	136	6	4	0	11	0	4	186	347
August 2015	155	2	0	0	25	84	0	24	290

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
August 2016	126	16	0	1	43	222	n/a	n/a	408
August 2015	192	22	0	2	59	198	n/a	n/a	473
East St. Paul R.M.									
August 2016	5	0	0	0	0	0	n/a	n/a	5
August 2015	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
August 2016	12	0	0	0	0	0	n/a	n/a	12
August 2015	17	0	0	0	2	0	n/a	n/a	19
Ritchot R.M.									
August 2016	2	0	0	0	0	5	n/a	n/a	7
August 2015	8	2	0	0	2	0	n/a	n/a	12
Rosser R.M.									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2016	3	0	0	0	0	0	n/a	n/a	3
August 2015	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
August 2016	5	8	0	0	2	0	n/a	n/a	15
August 2015	10	6	3	0	0	0	n/a	n/a	19
Tache R.M.									
August 2016	3	0	0	0	0	13	n/a	n/a	16
August 2015	6	0	3	0	0	30	n/a	n/a	39
West St. Paul R.M.									
August 2016	3	0	0	0	0	0	n/a	n/a	3
August 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2016	161	24	0	1	45	240	n/a	n/a	471
August 2015	245	30	6	2	63	228	n/a	n/a	574

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
August 2016	134	21	0	0	16	9	n/a	n/a	180
August 2015	126	13	0	0	27	115	n/a	n/a	281
East St. Paul R.M.									
August 2016	2	0	0	0	0	0	n/a	n/a	2
August 2015	6	0	0	0	0	0	n/a	n/a	6
Headingley R.M.									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
August 2016	6	0	0	0	0	0	n/a	n/a	6
August 2015	4	0	0	0	0	0	n/a	n/a	4
Ritchot R.M.									
August 2016	4	0	0	0	0	0	n/a	n/a	4
August 2015	4	0	0	0	2	0	n/a	n/a	6
Rosser R.M.									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2016	3	0	0	0	0	0	n/a	n/a	3
August 2015	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
August 2016	4	1	0	0	0	0	n/a	n/a	5
August 2015	6	0	0	0	0	0	n/a	n/a	6
Tache R.M.									
August 2016	1	0	4	0	0	0	n/a	n/a	5
August 2015	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
August 2016	4	0	0	0	0	0	n/a	n/a	4
August 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2016	159	22	4	0	16	9	n/a	n/a	210
August 2015	162	13	0	0	29	115	n/a	n/a	319

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Winnipeg City	147	112	6	36	58	0	90	180	301	328	-8.2
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	6	0	0	0	7	0	0	0	13	0	n/a
MacDonald R.M.	1	8	2	0	6	0	0	0	9	8	12.5
Ritchot R.M.	8	0	2	2	0	0	0	0	10	2	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	11	0	0	0	0	0	0	0	11	-100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	3	4	2	0	0	0	0	15	5	200.0
Tache R.M.	8	0	0	0	4	4	0	0	12	4	200.0
West St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	189	143	14	40	75	4	90	180	368	367	0.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	974	856	124	138	250	277	1,005	1,323	2,353	2,594	-9.3
East St. Paul R.M.	26	27	0	0	0	0	0	0	26	27	-3.7
Headingley R.M.	10	4	0	0	42	0	0	0	52	4	**
MacDonald R.M.	49	42	2	0	6	0	0	0	57	42	35.7
Ritchot R.M.	30	25	4	4	0	0	14	0	48	29	65.5
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	25	39	0	0	0	0	0	0	25	39	-35.9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	41	47	12	6	6	0	0	0	59	53	11.3
Tache R.M.	25	24	0	0	4	4	0	0	29	28	3.6
West St. Paul R.M.	23	30	0	0	0	0	0	0	23	30	-23.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,206	1,095	142	148	308	281	1,019	1,323	2,675	2,847	-6.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Winnipeg City	58	0	0	0	69	180	21	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	7	0	0	0	0	0
MacDonald R.M.	6	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	68	4	7	0	69	180	21	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	199	171	51	106	323	486	682	837
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	35	0	0	0	0	0
MacDonald R.M.	6	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	222	175	86	106	337	486	682	837

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Winnipeg City	153	140	127	188	21	0	301	328
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	6	0	0	0	7	0	13	0
MacDonald R.M.	1	8	8	0	0	0	9	8
Ritchot R.M.	10	2	0	0	0	0	10	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	11	0	0	0	0	0	11
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	15	3	0	0	0	2	15	5
Tache R.M.	8	4	4	0	0	0	12	4
West St. Paul R.M.	6	4	0	0	0	0	6	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	201	177	139	188	28	2	368	367

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,081	974	539	677	733	943	2,353	2,594
East St. Paul R.M.	26	27	0	0	0	0	26	27
Headingley R.M.	17	4	0	0	35	0	52	4
MacDonald R.M.	47	42	10	0	0	0	57	42
Ritchot R.M.	34	29	14	0	0	0	48	29
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	25	39	0	0	0	0	25	39
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	53	51	6	0	0	2	59	53
Tache R.M.	25	28	4	0	0	0	29	28
West St. Paul R.M.	23	30	0	0	0	0	23	30
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,334	1,225	573	677	768	945	2,675	2,847

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Winnipeg City	110	117	12	2	9	25	186	108	317	252	25.8
East St. Paul R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
Headingley R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
MacDonald R.M.	6	6	0	0	0	0	0	0	6	6	0.0
Ritchot R.M.	3	1	0	0	0	0	0	0	3	1	200.0
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Tache R.M.	1	3	0	0	4	0	0	0	5	3	66.7
West St. Paul R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	136	155	12	2	13	25	186	108	347	290	19.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	840	967	194	78	183	197	746	1,066	1,963	2,308	-14.9
East St. Paul R.M.	29	28	0	0	0	0	0	0	29	28	3.6
Headingley R.M.	11	15	0	0	0	0	0	0	11	15	-26.7
MacDonald R.M.	41	48	0	0	0	4	0	0	41	52	-21.2
Ritchot R.M.	14	33	2	4	6	0	0	0	22	37	-40.5
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	48	45	0	0	0	0	0	0	48	45	6.7
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	48	74	12	22	3	3	0	0	63	99	-36.4
Tache R.M.	22	44	0	0	4	4	0	30	26	78	-66.7
West St. Paul R.M.	30	28	0	0	0	0	0	0	30	28	7.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,086	1,293	208	104	196	208	746	1,096	2,236	2,701	-17.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Winnipeg City	5	25	4	0	0	84	186	24
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	9	25	4	0	0	84	186	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	104	143	79	54	262	551	484	515
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	111	154	85	54	262	581	484	515

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Winnipeg City	116	119	11	109	190	24	317	252
East St. Paul R.M.	5	6	0	0	0	0	5	6
Headingley R.M.	0	3	0	0	0	0	0	3
MacDonald R.M.	6	6	0	0	0	0	6	6
Ritchot R.M.	3	1	0	0	0	0	3	1
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	3	6	0	0	0	0	3	6
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	4	6	0	0	0	0	4	6
Tache R.M.	5	3	0	0	0	0	5	3
West St. Paul R.M.	3	6	0	0	0	0	3	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	146	157	11	109	190	24	347	290

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	986	1,034	407	700	570	574	1,963	2,308
East St. Paul R.M.	29	28	0	0	0	0	29	28
Headingley R.M.	11	15	0	0	0	0	11	15
MacDonald R.M.	41	48	0	4	0	0	41	52
Ritchot R.M.	16	37	0	0	6	0	22	37
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	48	45	0	0	0	0	48	45
St. Francois Xavier R.M.	1	9	0	0	0	0	1	9
Springfield R.M.	58	97	3	0	2	2	63	99
Tache R.M.	26	48	0	30	0	0	26	78
West St. Paul R.M.	30	28	0	0	0	0	30	28
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,248	1,391	410	734	578	576	2,236	2,701

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
August 2016	13	9.8	49	36.8	30	22.6	17	12.8	24	18.0	133	-	-
August 2015	20	16.3	25	20.3	15	12.2	25	20.3	38	30.9	123	450,000	477,520
Year-to-date 2016	185	20.9	305	34.4	158	17.8	105	11.9	133	15.0	886	397,500	418,818
Year-to-date 2015	196	20.9	229	24.4	164	17.5	161	17.1	189	20.1	939	420,000	437,340
East St. Paul R.M.													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	662,475
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	-	655,001
Headingley R.M.													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	2	18.2	0	0.0	2	18.2	7	63.6	11	-	-
MacDonald R.M.													
August 2016	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
August 2015	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	-	398,074
Year-to-date 2016	4	9.8	0	0.0	10	24.4	7	17.1	20	48.8	41	-	524,284
Year-to-date 2015	11	24.4	0	0.0	4	8.9	19	42.2	11	24.4	45	-	441,667
Ritchot R.M.													
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	1	8.3	11	91.7	0	0.0	0	0.0	0	0.0	12	-	-
Year-to-date 2015	14	63.6	6	27.3	1	4.5	0	0.0	1	4.5	22	-	338,713
Rosser R.M.													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
Year-to-date 2015	5	38.5	2	15.4	1	7.7	1	7.7	4	30.8	13	-	-
St. Francois Xavier R.M.													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2015	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	-	452,840
Year-to-date 2016	4	19.0	4	19.0	8	38.1	1	4.8	4	19.0	21	-	414,725
Year-to-date 2015	14	32.6	8	18.6	8	18.6	5	11.6	8	18.6	43	-	409,704
Tache R.M.													
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	8	57.1	5	35.7	1	7.1	0	0.0	0	0.0	14	-	-
Year-to-date 2015	6	54.5	2	18.2	0	0.0	0	0.0	3	27.3	11	-	344,975
West St. Paul R.M.													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	2	25.0	0	0.0	0	0.0	6	75.0	8	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	-	662,500
First Nations													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
August 2016	13	9.0	51	35.2	31	21.4	18	12.4	32	22.1	145	-	-
August 2015	23	16.2	27	19.0	18	12.7	29	20.4	45	31.7	142	450,000	479,079
Year-to-date 2016	207	20.6	327	32.5	178	17.7	114	11.3	179	17.8	1,005	400,000	424,252
Year-to-date 2015	250	22.3	249	22.2	178	15.9	190	16.9	254	22.7	1,121	425,000	440,848

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2016						
Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	-	477,520	n/a	418,818	437,340	-4.2
East St. Paul R.M.	-	662,475	n/a	-	655,001	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	398,074	n/a	524,284	441,667	18.7
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	452,840	n/a	414,725	409,704	1.2
Tache R.M.	-	-	n/a	-	344,975	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	479,079	n/a	424,252	440,848	-3.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

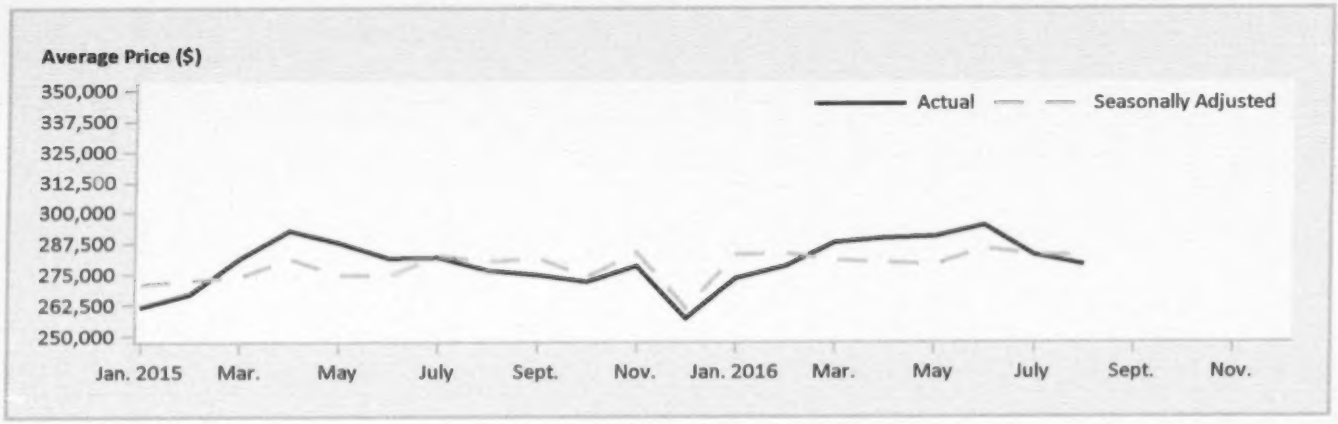


Figure 5.2: MLS® Residential Sales for Winnipeg

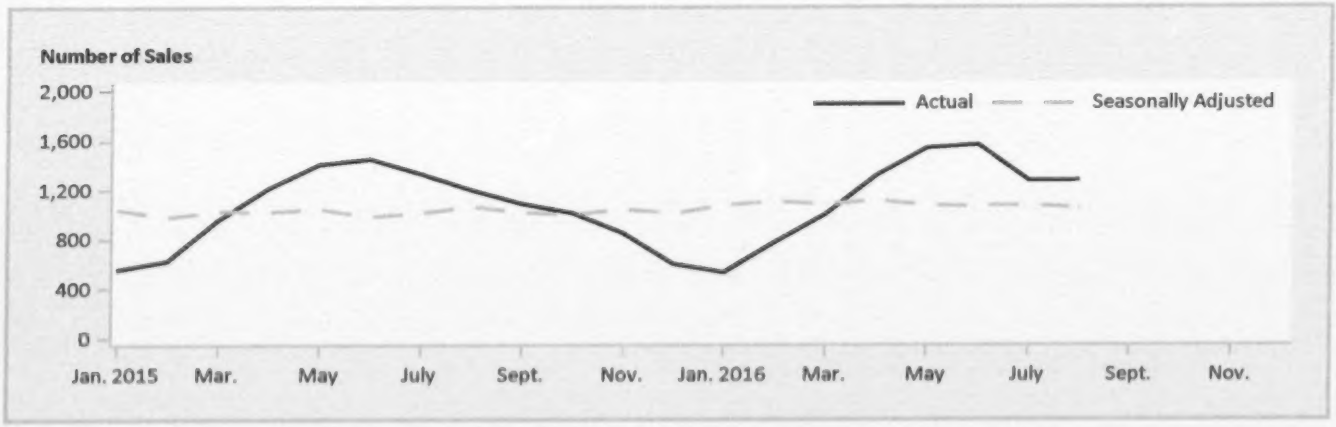
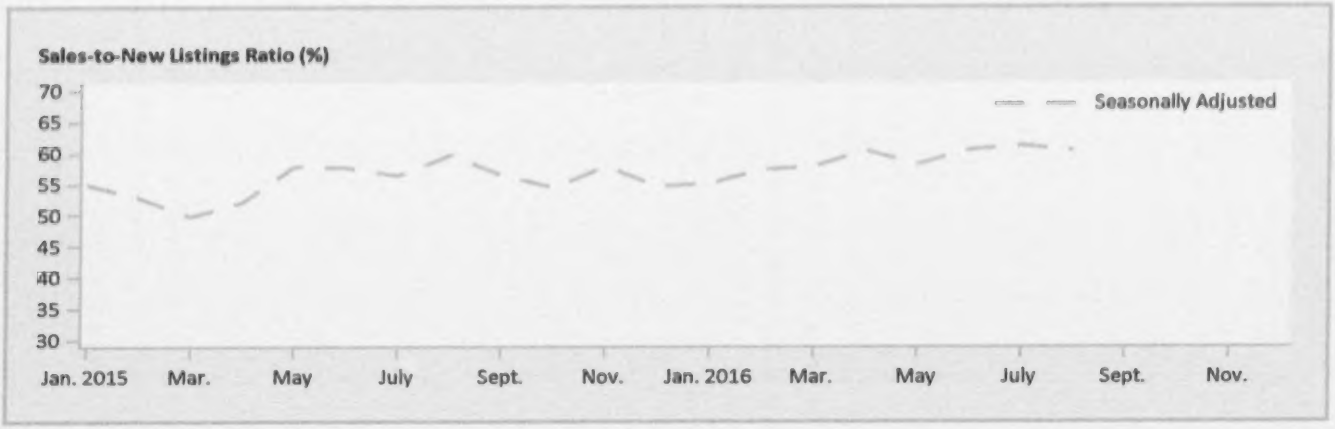


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	426	6.4	68.6	863
	August	567	3.14	4.74		128.9	424	6.5	68.4	860
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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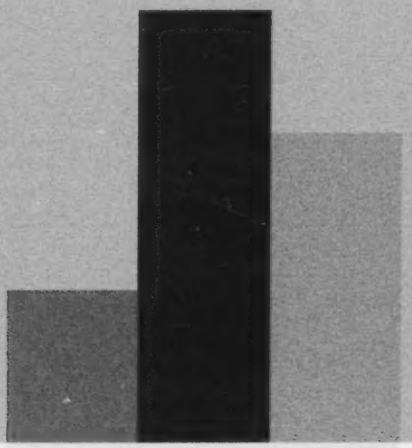

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